

Grantee: Detroit, MI

Grant: B-08-MN-26-0004

April 1, 2012 thru June 30, 2012 Performance Report



Grant Number:

B-08-MN-26-0004

Obligation Date:

03/25/2009

Award Date:**Grantee Name:**

Detroit, MI

Contract End Date:

03/25/2013

Review by HUD:

Original - In Progress

Grant Amount:

\$47,137,690.00

Grant Status:

Active

QPR Contact:

No QPR Contact Found

Estimated P/RL Funds:

\$0.00

Total Budget:

\$47,137,690.00

Disasters:

Declaration Number

NSP

Narratives

Areas of Greatest Need:

The City of Detroit has one of the highest home foreclosure rates among the nation's largest metropolitan areas. The City has over 67,000 foreclosed properties, 65 percent remain vacant. The foreclosure problem is widespread and touches almost every neighborhood in the city. The City recognizes that the \$47,137,690 NSP allocation must be implemented in a strategic manner to result in the stabilization of neighborhoods most severely impacted by foreclosure and abandonment. The funds have been targeted to nine neighborhoods that were selected based upon the data that showed: over 51 percent of the population in the Census block groups met the low moderate middle income criteria; a high percentage of home foreclosures, a high percentage of homes financed by sub-prime mortgage related loans; and were also identified as likely to face a significant rise in the rate of home foreclosures. The City also aligning this process with other local stabilization and development efforts.

Distribution and Uses of Funds:

The goals of the City of Detroit Neighborhood Strategy Program are: Continue to implement the City's Master Plan to reinforce, revitalize and rebuild targeted neighborhoods; Reduce the vast numbers of vacant properties causing blight and undermining the vitality of neighborhoods; Reverse the decline of neighborhood housing values; Stabilize neighborhoods negatively impacted by foreclosure and abandonment; Eliminate blighted structures to enhance public safety and improve quality of life; Invest in select neighborhoods to achieve greater impact with limited resources especially neighborhoods targeted by LISC, Skillman, the Community Foundation and NDNI; Protect recent investments by public and private partners Attract other public/private financing to leverage NSP funds; Create new jobs and stimulate small business development; Demolish existing structures to accommodate future development or alternative uses.

Definitions and Descriptions:

1. Definition of "Blighted Structures" in context of state or local law.

According to State of Michigan Act 344 of 1945, Section 125.72, "Blighted property or structures,"

means property that meets any of the following criteria:

- (a) The property has been declared a public nuisance in accordance with a local housing, building, plumbing, fire, or other related code or ordinance.
- (b) The property is an attractive nuisance because of physical condition or use.
- (c) The property has had the utilities, plumbing, heating, or sewerage disconnected, destroyed, removed, or rendered ineffective for a period of one (1) year or more so that the property is unfit for its intended use.
- (d) The property is tax reverted property owned by a municipality, by a county, or by this state, the sale, lease, or transfer of tax reverted property by a municipality, a county, or this state shall not result in the loss to the property of eligibility for any project authorized under this act for the rehabilitation of a blighted area, platting authorized under this act, or tax relief or assistance, including financial assistance, authorized under this act or any other act.
- (e) The property is owned or is under the control of a land bank fast track authority



under the land bank fast track act, 2003 PA 258, MCL 124.751 to 124.774. The sale, lease, or transfer of the property by a land bank fast track authority shall not City of Detroit NSP 12/08

34

result in the loss to the property of eligibility for any project authorized under this act for the rehabilitation of a blighted area, platting authorized under this act, or tax relief or assistance, including financial assistance, authorized under this act or any other act.

(f) The property is improved real property that has remained vacant for five (5) consecutive years and that is not maintained in accordance with applicable local housing or property maintenance codes or ordinances.

(g) The property has code violations posing a severe and immediate health or safety threat and has not been substantially rehabilitated within one (1) year after the receipt of notice to rehabilitate from the appropriate code enforcement agency or final determination of any appeal, whichever is later.

(2) Definition of "affordable rents."

Note: Grantees may use the definition they have adopted for their CDBG program but should review their existing definition to ensure compliance with NSP program -specific requirements such as continued affordability

Response:

2. Definition of "Affordable Rents"

For the purpose of the NSP grant, affordable rents will be defined as follows: "The rent does not exceed 30% of the annual income of a family, whose income equals 50% of the median income of the area as determined by HUD, with adjustments for smaller and larger families.

(The City of Detroit is adopting its "HOME Program Rent Limits)

(3) Describe how the grantee will ensure continued affordability for NSP assisted housing.

Response:

The City of Detroit, as part of the NSP requirement, for the "for-sale" property, "rental units" and "lease-to-own" properties will require a "deed restriction" and/or "affordable housing restriction" that will mandate and require compliance during the continued period of affordability, described in the City of Detroit's NSP requirements, policies and procedures.

In addition, the continued affordability compliance will be a part of any Development Agreement implemented between the City and the Developer/Non-profit owner.

(4) Describe housing rehabilitation standards that will apply to NSP assisted activities.

Response:

The City of Detroit, Planning and Development Department (P&DD) continually upgrades and enhances its "contractor rehabilitation "Performance Standards". The most recent City of Detroit NSP 12/08

35

revision was completed October 2008, which incorporated "Green Building" communities recommendations and standards and "Energy Star" specifications and standards. In addition, the rehabilitation standards must address lead based paint, environmental standards and all local code requirements. Energy Star specifications and standards exceed the Model Energy Codes (MEC), published by the Council of American Building Officials. (Each Developer will be provided a copy of the revised 2008 Contractor Performance Standards and it will also be listed on the P&DD's website.)

Low Income Targeting:

LOW INCOME TARGETING

Identify the estimated amount of funds appropriated or otherwise made available under the NSP to be used to purchase and redevelop abandoned or foreclosed upon homes or residential properties for housing individuals or families whose income do not exceed 50% of area median income: \$ 11,784,422.50

Note: At least 25% of funds must be used for housing individuals and families whose incomes do not exceed 50 percent of area median income.

Response:

The City of Detroit will use at least \$11,784,422.50 of the NSP grant and 25% of any program income received to provide subsidy assistance to offset acquisition and construction/rehabilitation costs, of single family and multi-family residential properties for households whose incomes do not exceed 50% of Area Median Income (AMI). The City will issue a public Notice of Funding Availability (NOFA) to eligible for-profit and non-profit developers and sponsors to submit projects that are "ready to go" for NSP consideration and funding approval. Section 8 certificates may also be available to targeted low-income rental households.



Acquisition and Relocation:

ACQUISITIONS & RELOCATION

The City of Detroit is projecting to demolish 1,400 dwelling units that are < 80% of area median income. If so, include:

• The number of low- and moderate-income dwelling units—i.e., ≤ 80% of area median income. The NSP program includes two low- and moderate-income requirements at section 2301(f)(3)(A) that supersede existing CDBG income qualification requirements. NSP allows the use of only the low- and moderate income National Objective.

All NSP funding will be spent on individuals and families at or below 120 percent of the area median income. At least 25 percent of appropriated funds must be spent on housing for individuals or families with incomes that do not exceed 50% AMI. For the purposes of NSP an activity may meet the HERA low- and moderate income national objective if the assisted activity:

o provides or improves permanent residential structures that will be occupied by a household whose income is at or below 120 percent of area median income (LMMH);

o As a projection, we will demolish 1,400 units. However, the physical inspection of the property and the likelihood of it being sold in the existing market conditions will be the criteria

and/ or appraisal will ultimately, determine the actual numbers. The cost to rehabilitate the property and the likelihood of it being sold in the existing market conditions will be the criteria

Response:

Background

Indicate whether grantee intends to demolish or convert any low- and moderate-income dwelling units (i.e., ≤ 80% of area median income).

o serves an area in which at least 51 percent of the residents have incomes at or below 120 percent of area median income (LMMA);

o creates or retains jobs for persons whose household incomes are at or below 120 percent of median income (LMMJ); or

o serves a limited clientele whose incomes are at or below 120 percent of area median income (LMMC).

Property acquisition activities are dependent on the national objective met by the subsequent reuse of the property. Activities identified by the City of Detroit will comply with a national objective as follows:

o Acquisition for rehabilitation structures will meet the LMMH national objective

o Acquisition for demolition possible green spaces or land bank will meet the LMMA national objective

o Acquisition for land bank use will meet the LMMA national objective¹

¹ Acquisition and management activities of the land bank may provide sufficient benefit to an area generally to meet a national objective (LMMA) prior to final disposition of the banked property. HUD notes that the grantee must determine the actual service area benefiting from a land bank's activities, in accordance with the regulations. The Land bank may not hold a property for more than 10 years without obligating the property for a specific, eligible redevelopment of that property in accordance with NSP requirements.

Public Comment:

The City of Detroit posted a notice in the newspaper November 5, 2008 announcing the Neighborhood Stabilization Program (NSP) funds allocated to Detroit and the substantial amendment to the Consolidated Plan. A revision was also posted on November 19, 2008 to correct a typo regarding the website. We took citizen comments into consideration and worked with the Detroit City Council and their staff to decide the best use of NSP funds. We modified the allocation amounts and added some additional activities based on comments from citizens and City Council. However, some of the comments did not apply to NSP and others were not eligible. The City of Detroit conducted community level meetings to obtain additional citizen input regarding program implementation. Meeting dates, requests for proposals, and program updates were posted on the Detroit website as well as any amendments. A summary of the comments received from our NSP website during the comment period is summarized in the substantial amendment. The City of Detroit received 119 comments regarding demolition, historic structures, location questions, suggested projects, use of NSP funding, tax questions and miscellaneous comments.

| Overall | This Report Period | To Date |
|--|--------------------|-----------------|
| Total Projected Budget from All Sources | N/A | \$47,137,690.00 |
| Total Budget | \$0.00 | \$47,137,690.00 |
| Total Obligated | \$0.00 | \$47,137,690.00 |
| Total Funds Drawdown | \$2,551,841.79 | \$30,175,836.42 |
| Program Funds Drawdown | \$2,551,841.79 | \$30,175,836.42 |
| Program Income Drawdown | \$0.00 | \$0.00 |



| | | |
|--------------------------------|----------------|-----------------|
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$2,870,338.79 | \$30,494,333.42 |
| Match Contributed | \$0.00 | \$0.00 |

Progress Toward Required Numeric Targets

| Requirement | Required | To Date |
|---|-----------------|----------------|
| Overall Benefit Percentage (Projected) | | 0.00% |
| Overall Benefit Percentage (Actual) | | 0.00% |
| Minimum Non-Federal Match | \$0.00 | \$0.00 |
| Limit on Public Services | \$7,070,653.50 | \$0.00 |
| Limit on Admin/Planning | \$4,713,769.00 | \$277,406.17 |
| Limit on State Admin | \$0.00 | \$277,406.17 |

Progress Toward Activity Type Targets

Progress Toward National Objective Targets

| National Objective | Target | Actual |
|--------------------------------------|-----------------|-----------------|
| NSP Only - LH - 25% Set-Aside | \$11,784,422.50 | \$20,223,921.00 |

Overall Progress Narrative:

During the second quarter of 2012, the City of Detroit made progress in its NSP1 land bank, demolition, and housing projects.

The City focused on addressing challenges facing the homeownership projects. It has found itself in the same unenviable position as has been experienced with NSP development around the country: the real estate market has continued to deteriorate and has driven a wider sales gap than originally anticipated leaving developers and their projects with inadequate subsidy to make sales work. During the second quarter of 2012, the City continued to carefully review the circumstances (development budget, schedule, progress, local market, appraisals, etc.) of each house under development, and discussed modifications to loan agreements with many of the homeownership developers. The City also considered a change order for one of the rental projects, and moved forward with modifications to that loan agreement as well.

The City continued to implement the administrative plan that was developed during the first quarter, which improved NSP operations overall. Housing Services held several NSP staff meetings to discuss progress and processes. Members of the new NSP team also held meetings regarding the oversight of the DLBA NSP projects and the demolition NSP projects. During this quarter, the NSP team began distributing monthly developer reporting forms to the developers and reminders regarding completion and return. As a result, return rates for the June report were higher than any previous period. The City also continued to update the Tracking Spreadsheet on a monthly basis, detailing the progress of the rental and homeownership projects.

This quarter, \$704,975.75 was expended for demolition activities (includes actual demolitions, asbestos and debris removal activities). In the first quarter of the year, the City developed new policies, processes and procedures for demolition. These were refined in the second quarter. In March, the City issued a Request for Qualifications for demolition contractors that will be used for NSP1, NSP2 and NSP3. Twenty-two proposals were received and in April 2012, 17 were qualified for demolition projects. The demolition process was resumed with RFPs being issued for NSP2. The new policies and procedures will enable the City to meet its demolition targets and objectives.

The City and DLBA negotiated changes to the DLBA subrecipient agreement for NSP 1 to allow the rehabilitation of



21 houses using NSP funds. Discussions included budgets, disposition costs, rehab processes, NSP land banking requirements, developer roles and responsibilities, activity delivery costs, and approvals needed. Consideration was given to adding two CDC2 houses for rehab/resale. At the end of the quarter, the city and the DLBA were close to finalizing the subrecipient agreement so DLBA could move quickly on starting the rehabilitation on the 21 houses in the next quarter. Additionally, the city completed monitoring of the DLBA and addressed findings and concerns with the DLBA.

With only a year remaining for NSP1 expenditures, the City analyzed its spending and the status of its projects, and determined that some funds needed to be reprogrammed. Preparations began for a substantial amendment to its NSP1 plan, including analysis of spending and status of projects, outreach to the City Council, negotiations with DLBA and developers, drafting the amendment, and preparing for the public comment period. The City published a public notice to amend the Action Plan to reduce the administration budget and increasing the rehabilitation and demolition budgets. City Council approval is anticipated in the next quarter.

The City acknowledges its progress has been slow for NSP 1. It will pick up its expenditure and production pace in the third quarter.

Project Summary

| Project #, Project Title | This Report Period | To Date | |
|---------------------------------|------------------------|------------------------|------------------------|
| | Program Funds Drawdown | Project Funds Budgeted | Program Funds Drawdown |
| 9999, Restricted Balance | \$0.00 | \$0.00 | \$0.00 |
| NSP-01, NSP Acquisition | \$62,784.08 | \$2,963,462.00 | \$1,864,406.13 |
| NSP-02, NSP Disposition | \$291,411.14 | \$3,897,695.00 | \$1,558,787.52 |
| NSP-03, NSP-Public Improvements | \$0.00 | \$0.00 | \$0.00 |
| NSP-04, NSP Demolition | \$704,975.75 | \$16,000,000.00 | \$15,865,904.95 |
| NSP-10, NSP Administration | \$972.00 | \$4,713,769.00 | \$277,406.17 |
| NSP-12, NSP New Construction | \$0.00 | \$4,578,000.00 | \$4,292,899.70 |
| NSP-14, NSP Rehabilitation | \$1,491,698.82 | \$14,984,764.00 | \$6,316,431.95 |



Activities

| | |
|---------------------------------|-----------------------------|
| Grantee Activity Number: | 01A NSP ACQ |
| Activity Title: | Landbank Acquisition |

Activity Category:

Acquisition - general

Project Number:

NSP-01

Projected Start Date:

09/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Acquisition

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit Land Bank

| Overall | Apr 1 thru Jun 30, 2012 | To Date |
|--|-------------------------|----------------|
| Total Projected Budget from All Sources | N/A | \$2,302,305.00 |
| Total Budget | \$0.00 | \$2,302,305.00 |
| Total Obligated | \$0.00 | \$2,302,305.00 |
| Total Funds Drawdown | \$62,784.08 | \$1,864,406.13 |
| Program Funds Drawdown | \$62,784.08 | \$1,864,406.13 |
| Program Income Drawdown | \$0.00 | \$0.00 |
| Program Income Received | \$0.00 | \$0.00 |
| Total Funds Expended | \$62,784.08 | \$1,864,406.13 |
| City of Detroit Land Bank | \$62,784.08 | \$1,864,406.13 |
| Match Contributed | \$0.00 | \$0.00 |

Activity Description:

The Land Bank will acquire abandoned vacant or foreclosed properties for rehabilitation, demolition, redevelopment or new construction

Location Description:

The nine target areas.

Activity Progress Narrative:

Acquisition-Land Bank

Since August 2010, the Detroit Land Bank Authority (DLBA) has been acquiring foreclosed, vacant, abandoned houses from sellers including Fannie Mae, HUD, and private banks through the National Community Stabilization Trust's First Look Program. The DLBA purchases houses on tipping point blocks within NSP1 neighborhoods in an effort to stabilize neighborhood real estate markets. DLBA does not plan to acquire any more properties.

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|-----------------|--------------------|------------------------------------|
| | Total | Total |
| # of Properties | 0 | 0/50 |



| | This Report Period | Cumulative Actual Total / Expected |
|-------------------------|--------------------|------------------------------------|
| | Total | Total |
| # of Housing Units | 0 | 71/50 |
| # of Singlefamily Units | 0 | 71/50 |

Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|---------------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| # of Households | 0 | 0 | 0 | 0/50 | 0/0 | 0/50 | 0 |
| # Owner Households | 0 | 0 | 0 | 0/25 | 0/0 | 0/25 | 0 |
| # Renter Households | 0 | 0 | 0 | 0/25 | 0/0 | 0/25 | 0 |

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |



Grantee Activity Number: 02a NSP Disp

Activity Title: Landbank Disposition

Activity Category:

Disposition

Activity Status:

Under Way

Project Number:

NSP-02

Project Title:

NSP Disposition

Projected Start Date:

09/01/2009

Projected End Date:

03/30/2013

Benefit Type:

Completed Activity Actual End Date:

National Objective:

NSP Only - LMMI

Responsible Organization:

City of Detroit Land Bank

Overall

Apr 1 thru Jun 30, 2012

To Date

Total Projected Budget from All Sources

N/A

\$3,897,695.00

Total Budget

\$0.00

\$3,897,695.00

Total Obligated

\$0.00

\$3,897,695.00

Total Funds Drawdown

\$291,411.14

\$1,558,787.52

Program Funds Drawdown

\$291,411.14

\$1,558,787.52

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$291,411.14

\$1,558,787.52

City of Detroit Land Bank

\$291,411.14

\$1,558,787.52

Match Contributed

\$0.00

\$0.00

Activity Description:

Land Bank will maintain vacant, foreclosed, and abandoned NSP properties pending disposition, including legal services, financial services, appraisals, surveys and transfer costs

Location Description:

Nine Target areas

Activity Progress Narrative:

Disposition-Land Bank

As part of its land banking disposition strategy, the DLBA ensures all properties remain boarded and secured through weekly inspections and also provide routine property maintenance. The DLBA is developing a disposition sales strategy and program that will be user-friendly to homebuyers purchasing land banked houses.

During the most recent QPR, the DLBA:

- Conducted weekly inspections and routine property maintenance on all houses.
- Reviewed 22 houses with the assistance of HUD Technical Assistance and narrowed that list to 15 top candidates for rehabilitation.
- DLBA finished conducting lead risk assessments/inspections and asbestos containing materials surveys on all 15 top candidates.
- DLBA finished SHPO Clearance completion on all 15 top candidates.
- DLBA has completed specifications on 12 of the 15 top candidates.

During the most recent QPR, some of DLBA's housing stock was trespassed. All trespassed houses were re-secured.



During the next QPR, DLBA will continue its weekly inspections and routine property maintenance of each NSP property acquired. P&DD will complete the HUD amendment and local reprogramming necessary to implement DLBA rehabilitation activities. During the quarter DLBA evaluated 22 homes for rehabilitation potential and will move forward on 15 houses pending P&DD approval. The DLBA plans to collaborate on two housing rehabilitation projects in the Boston-Edison area (NSP1 North End) with Central Detroit Christian non-profit development corporation.

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|-----------------|--------------------|------------------------------------|
| | Total | Total |
| # of Properties | 0 | 0/200 |

| | This Report Period | Cumulative Actual Total / Expected |
|-------------------------|--------------------|------------------------------------|
| | Total | Total |
| # of Housing Units | 0 | 0/200 |
| # of Singlefamily Units | 0 | 0/200 |

Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |



Grantee Activity Number: 04 NSP Demolition

Activity Title: Demolition

Activity Category:

Clearance and Demolition

Project Number:

NSP-04

Projected Start Date:

04/01/2009

Benefit Type:

Area Benefit (Census)

National Objective:

NSP Only - LMMI

Activity Status:

Under Way

Project Title:

NSP Demolition

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit Buildings & Safety Eng

Overall

Total Projected Budget from All Sources

Total Budget

Total Obligated

Total Funds Drawdown

Program Funds Drawdown

Program Income Drawdown

Program Income Received

Total Funds Expended

 City of Detroit Buildings & Safety Eng

Match Contributed

Apr 1 thru Jun 30, 2012

N/A

\$0.00

\$0.00

\$704,975.75

\$704,975.75

\$0.00

\$0.00

\$704,975.75

\$704,975.75

\$0.00

To Date

\$16,000,000.00

\$16,000,000.00

\$16,000,000.00

\$15,865,904.95

\$15,865,904.95

\$0.00

\$0.00

\$15,865,904.95

\$15,865,904.95

\$0.00

Activity Description:

Demolish blighted and abandoned structures

Location Description:

within the 9 NSP1 locations

Activity Progress Narrative:

During the quarter demolition funds drawn totaled \$704,975.75 (includes take downs and removal activities). Demolition take downs totaled \$569,209.20. During the quarter 97 housing units were demolished. Actual property demolitions took place in 7 NSP areas as shown below: Individual addresses for demolished structures are included in the QPR. Current drawn funds to date total \$15,865,904.95. During the quarter a HUD amendment and local reprogramming moved \$2,000,000 from administration to the demolition activity. The change will be reflected in DRGR shortly.

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|------------------------|---------------------------|---|
| | Total | Total |
| # of Properties | 0 | 3046/1600 |



| | This Report Period | Cumulative Actual Total / Expected |
|-------------------------|--------------------|------------------------------------|
| | Total | Total |
| # of Housing Units | 97 | 1664/1600 |
| # of Singlefamily Units | 97 | 1664/1600 |

Beneficiaries Performance Measures

| # of Persons | Beneficiaries - Area Benefit Census Method | | | |
|--------------|--|-----|----------------|------|
| | Low | Mod | Total Low/Mod% | |
| | 0 | 0 | 434343 | 0.00 |

Activity Locations

| Address | City | County | State | Zip | Status / Accept |
|------------------------|---------|--------|----------|--------|-------------------|
| 5508 Van Dyke | Detroit | | Michigan | 48213- | Match / N |
| 5331 Cooper | Detroit | | Michigan | 48213- | Match / N |
| 14508 Maddelein | Detroit | | Michigan | 48205- | Match / N |
| 3472 Townsend | Detroit | | Michigan | 48214- | Match / N |
| 5534 Nottingham | Detroit | | Michigan | 48224- | Not Validated / N |
| 1689 Collingwood | Detroit | | Michigan | 48206- | Match / N |
| 5809 Philip | Detroit | | Michigan | 48224- | Match / N |
| 4111 Pennsylvania | Detroit | | Michigan | 48214- | Match / N |
| 5263 Coplin | Detroit | | Michigan | 48213- | Match / N |
| 3008 Parker | Detroit | | Michigan | 48214- | Match / N |
| 3738 Fischer | Detroit | | Michigan | 48214- | Match / N |
| 2679 Taylor | Detroit | | Michigan | 48206- | Match / N |
| 8099 Manila | Detroit | | Michigan | 48214- | Match / N |
| 3404 Heidelberg | Detroit | | Michigan | 48207- | Match / N |
| 14952 Lannette | Detroit | | Michigan | 48213- | Match / N |
| 5428 St. Aubin | Detroit | | Michigan | 48211- | Match / N |
| 9366 Courville | Detroit | | Michigan | 48224- | Match / N |
| 2432 Selden | Detroit | | Michigan | 48206- | Match / N |
| 5060 Seyburn | Detroit | | Michigan | 48213- | Match / N |
| 4641 15th St | Detroit | | Michigan | 48208- | Match / N |
| 5307 Nottingham | Detroit | | Michigan | 48224- | Match / N |
| 1651 Clairmount | Detroit | | Michigan | 48206- | Match / N |
| 3088 23rd St | Detroit | | Michigan | 48208- | Match / N |
| 4140 Manistique | Detroit | | Michigan | 48215- | Match / N |
| 14154 Houston-Whittier | Detroit | | Michigan | 48205- | Match / N |
| 4940 Vinewood | Detroit | | Michigan | 48208- | Match / N |
| 5538 Ashley | Detroit | | Michigan | 48236- | Match / N |
| 12549 Westphalia | Detroit | | Michigan | 48205- | Match / N |
| 12349 Laurel | Detroit | | Michigan | 48205- | Match / N |
| 4503 Cooper | Detroit | | Michigan | 48214- | Match / N |
| 9505 McKinney | Detroit | | Michigan | 48224- | Match / N |



| | | | | |
|------------------------|---------|----------|--------|-------------------|
| 317 W. Nevada | Detroit | Michigan | 48203- | Match / N |
| 8102 Manila | Detroit | Michigan | 48214- | Match / N |
| 8120 Hendrie | Detroit | Michigan | 48213- | Match / N |
| 10490 Lakepointe | Detroit | Michigan | 48224- | Match / N |
| 2174 Mack | Detroit | Michigan | 48207- | Match / N |
| 3156 E. Warren | Detroit | Michigan | 48207- | Match / N |
| 4657 15th St | Detroit | Michigan | 48208- | Match / N |
| 4661 Gray | Detroit | Michigan | 48215- | Match / N |
| 20624 Moross | Detroit | Michigan | 48236- | Match / N |
| 18053 Westphalia | Detroit | Michigan | 48205- | Match / N |
| 5950 Pennsylvania | Detroit | Michigan | 48213- | Not Validated / N |
| 3383 14th St | Detroit | Michigan | 48208- | Match / N |
| 4119 30th St | Detroit | Michigan | 48210- | Match / N |
| 12468 Westphalia | Detroit | Michigan | 48205- | Match / N |
| 4678 28th St | Detroit | Michigan | 48210- | Match / N |
| 17299 Westphalia | Detroit | Michigan | 48205- | Match / N |
| 11441 Greiner | Detroit | Michigan | 48234- | Match / N |
| 9384 Jameson | Detroit | Michigan | 48214- | Match / N |
| 19801 Waltham | Detroit | Michigan | 48205- | Match / N |
| 17201 Goulburn | Detroit | Michigan | 48205- | Match / N |
| 15843 Evanston | Detroit | Michigan | 48224- | Match / N |
| 33 Edgevale | Detroit | Michigan | 48203- | Match / N |
| 9742 Kensington | Detroit | Michigan | 48205- | Match / N |
| 18066 Joann | Detroit | Michigan | 48205- | Match / N |
| 521 Chandler | Detroit | Michigan | 48202- | Match / N |
| 9325 Moffat | Detroit | Michigan | 48213- | Match / N |
| 4755 Jeffries | Detroit | Michigan | 48208- | Match / N |
| 15508 Rossini | Detroit | Michigan | 48205- | Match / N |
| 14541 E. Canfield | Detroit | Michigan | 48215- | Match / N |
| 16270 Fairmount Dr | Detroit | Michigan | 48205- | Match / N |
| 10026 Somerset | Detroit | Michigan | 48224- | Match / N |
| 14151 Houston-Whittier | Detroit | Michigan | 48205- | Match / N |
| 15022 Lappin | Detroit | Michigan | 48205- | Match / N |
| 9900 Nottingham | Detroit | Michigan | 48224- | Match / N |
| 6308 Vinewood | Detroit | Michigan | 48208- | Match / N |
| 5789 Seneca | Detroit | Michigan | 48213- | Not Validated / N |
| 3314 Leland | Detroit | Michigan | 48207- | Match / N |
| 10593 Wayburn | Detroit | Michigan | 48224- | Match / N |
| 18686 Westphalia | Detroit | Michigan | 48205- | Match / N |
| 12731 Hamburg | Detroit | Michigan | 48205- | Match / N |
| 759 Burlingame | Detroit | Michigan | 48202- | Match / N |
| 3986 Meldrum | Detroit | Michigan | 48207- | Match / N |
| 5712 Cooper | Detroit | Michigan | 48213- | Match / N |



| | | | | |
|------------------------|---------|----------|--------|-------------------|
| 4358 Lakewood | Detroit | Michigan | 48215- | Match / N |
| 18030 Fairport | Detroit | Michigan | 48205- | Match / N |
| 14748 Houston-Whittier | Detroit | Michigan | 48205- | Match / N |
| 4819 Scotten | Detroit | Michigan | 48210- | Match / N |
| 6100 Field | Detroit | Michigan | 48213- | Match / N |
| 3450 Greusel | Detroit | Michigan | 48210- | Match / N |
| 15214 Maddelein | Detroit | Michigan | 48205- | Match / N |
| 3916 Sheridan | Detroit | Michigan | 48214- | Not Validated / N |
| 1659 Calvert | Detroit | Michigan | 48202- | Match / N |
| 12444 Barlow | Detroit | Michigan | 48205- | Match / N |
| 3510 Seyburn | Detroit | Michigan | 48214- | Match / N |
| 4666 Dickerson | Detroit | Michigan | 48215- | Match / N |
| 2265 Mack | Detroit | Michigan | 48207- | Match / N |
| 13201 Mack | Detroit | Michigan | 48215- | Match / N |
| 19643 Yacama | Detroit | Michigan | 48203- | Match / N |
| 14134 Houston-Whittier | Detroit | Michigan | 48205- | Match / N |
| 17205 Fairport | Detroit | Michigan | 48205- | Match / N |
| 17285 Westphalia | Detroit | Michigan | 48205- | Match / N |
| 3958 Townsend | Detroit | Michigan | 48214- | Match / N |
| 15086 Cheyenne | Detroit | Michigan | 48227- | Match / N |
| 12400 Greiner | Detroit | Michigan | 48205- | Match / N |
| 6118 Dickerson | Detroit | Michigan | 48213- | Match / N |
| 4927 Belvidere | Detroit | Michigan | 48213- | Match / N |

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |



Grantee Activity Number: 10 NSP Admin

Activity Title: Administration

Activity Category:

Administration

Project Number:

NSP-10

Projected Start Date:

10/01/2008

Benefit Type:

N/A

National Objective:

N/A

Activity Status:

Under Way

Project Title:

NSP Administration

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit Planning & Dev Dept

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2012

N/A

To Date

\$4,713,769.00

Total Budget

\$0.00

\$4,713,769.00

Total Obligated

\$0.00

\$4,713,769.00

Total Funds Drawdown

\$972.00

\$277,406.17

Program Funds Drawdown

\$972.00

\$277,406.17

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$972.00

\$277,406.17

City of Detroit Planning & Dev Dept

\$972.00

\$277,406.17

Match Contributed

\$0.00

\$0.00

Activity Description:

Administration and management of the NSP program

Location Description:

Activity Progress Narrative:

Administration

Administrative draw downs totaled \$972 during the quarter. Payments covered technical staffing costs and advertising. During the quarter a HUD amendment and local reprogramming moved \$2,522,151 from administration to demolition and rehabilitation activities. The change will be reflected in DRGR shortly. An increase in expenditures for Administrative funds will be accomplished in the next quarter.

Accomplishments Performance Measures

No Accomplishments Performance Measures found.



Beneficiaries Performance Measures

No Beneficiaries Performance Measures found.

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

Other Funding Sources

Amount

No Other Funding Sources Found

Total Other Funding Sources



Grantee Activity Number: 12 NSP New Construction

Activity Title: New Construction

Activity Category:

Construction of new housing

Project Number:

NSP-12

Projected Start Date:

07/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP New Construction

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit Planning & Dev Dept

Overall

Total Projected Budget from All Sources

Apr 1 thru Jun 30, 2012

N/A

To Date

\$4,578,000.00

Total Budget

\$0.00

\$4,578,000.00

Total Obligated

\$0.00

\$4,578,000.00

Total Funds Drawdown

\$0.00

\$4,292,899.70

Program Funds Drawdown

\$0.00

\$4,292,899.70

Program Income Drawdown

\$0.00

\$0.00

Program Income Received

\$0.00

\$0.00

Total Funds Expended

\$38,250.00

\$4,292,899.70

City of Detroit Planning & Dev Dept

\$38,250.00

\$4,292,899.70

Match Contributed

\$0.00

\$0.00

Activity Description:

Affordable housing projects will be developed for sale, rent, or lease-purchase

Location Description:

Activity Progress Narrative:

No New Construction funds were drawn down during this quarter. Maxwell Homes LDHALP. This rental project includes the new construction of a 30 scattered site single family units in the Kettering neighborhood. Only 5 of the 30 units are funded with NSP. Construction was complete as of December 2011. Ten percent of the allocation for this project remains to expend. There have been issues with payment paperwork, which has delayed the closeout of the project. We anticipate resolution on the next quarter.

NDNI Elderly LDHALD. This rental project includes the new construction of a 48 unit apartment building, 8 of which are funded with NSP, in the Osborn neighborhood. Construction was complete as of December 2011. 10% of the NSP funds have not been drawn yet. There have been issues with payment paperwork, which has delayed the project closeout. The City has a plan for next steps to work with the developer to get this project closed out and leased up.

Northwest Unity Homes II LDHALP. This rental project includes the new construction of 30 scattered single family units in the Grand River/Greenfield neighborhood. Six of the 30 units are funded with NSP. Construction was complete as of December 2011. 10% of funds have not been drawn yet. There have been issues with payment paperwork, which has delayed the project. The City has a plan for next steps to work with the developer to get this project closed out and leased up.



Paradise Valley Rental Investment Group. This rental project includes the rehab of 2 buildings with 5 units, all of which are funded with NSP. One building has 2 units and 1 with 3 units, in the Far East/East English Village neighborhood. During June 2012, the City did their final walk through on the property and it was nearing completion. The developer secured two applicants with move-in dates of July 12, 2012. The properties are located in neighborhoods that seem to have declined since the project began. There is less interest from potential homebuyers, so more marketing time has been allotted for the final property.

West Oakland. This rental project consists of rehab of 45 single family units in the NorthEnd neighborhood. 6 of the units are funded with NSP. Construction was complete as of December 2011. 10% of funds have not been drawn yet. There have been issues with payment paperwork, which has delayed the project. The City has a plan for next steps to work with the developer to get this project closed out and leased up.

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|--|--------------------|------------------------------------|
| | Total | Total |
| #Units with solar panels | 0 | 0/0 |
| #Low flow toilets | 0 | 0/168 |
| #Low flow showerheads | 0 | 0/168 |
| #Units with bus/rail access | 0 | 0/168 |
| #Units exceeding Energy Star | 0 | 0/0 |
| #Sites re-used | 0 | 0/0 |
| #Units & other green | 0 | 0/168 |
| Activity funds eligible for DREF (Ike) | 0 | 0/0 |

| | This Report Period | Cumulative Actual Total / Expected |
|------------------------|--------------------|------------------------------------|
| | Total | Total |
| # of Housing Units | 0 | 0/168 |
| # of Multifamily Units | 0 | 0/168 |

Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|---------------------|--------------------|-----|-------|------------------------------------|-----|-------|----------|
| | Low | Mod | Total | Low | Mod | Total | Low/Mod% |
| # of Households | 0 | 0 | 0 | 0/0 | 0/0 | 0/168 | 0 |
| # Renter Households | 0 | 0 | 0 | 0/0 | 0/0 | 0/168 | 0 |

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |

Grantee Activity Number: 14 NSP Rehab

Activity Title: Rehabilitation

Activity Category:

Rehabilitation/reconstruction of residential structures

Project Number:

NSP-14

Projected Start Date:

07/01/2009

Benefit Type:

Direct Benefit (Households)

National Objective:

NSP Only - LH - 25% Set-Aside

Activity Status:

Under Way

Project Title:

NSP Rehabilitation

Projected End Date:

03/30/2013

Completed Activity Actual End Date:

Responsible Organization:

City of Detroit Planning & Dev Dept

Overall

Total Projected Budget from All Sources

Total Budget

Total Obligated

Total Funds Drawdown

Program Funds Drawdown

Program Income Drawdown

Program Income Received

Total Funds Expended

City of Detroit Planning & Dev Dept

Match Contributed

Apr 1 thru Jun 30, 2012

N/A

\$0.00

\$0.00

\$1,491,698.82

\$1,491,698.82

\$0.00

\$0.00

\$1,771,945.82

\$1,771,945.82

\$0.00

To Date

\$15,645,921.00

\$15,645,921.00

\$14,984,764.00

\$6,316,431.95

\$6,316,431.95

\$0.00

\$0.00

\$6,316,431.95

\$6,316,431.95

\$0.00

Activity Description:

Rehabilitation of single and multi-family rentals and lease-purchase will benefit individuals/families at or below 50% AMI.

212 total units of single and multi-family housing estimated:

83% or 118 units of single-family housing estimated.

17% or 94 units of multi-family housing estimated

Location Description:

Activity Progress Narrative:

During this period the acquisition activity was combined with the rehabilitation activity. The total rehabilitation budget and expenditures now reflect that change in DRGR. In addition, during the quarter a HUD amendment and local reprogramming moved \$522,221 from administration to rehabilitation. The change will be reflected in DRGR shortly.

American Residential Equities, Herman Gardens: This homeownership project is in the Herman Gardens neighborhood. The projects consists of rehab of 15 single family homes. Of the original 15 properties in the project, 8 properties are under construction. 2 of the properties should be complete during July. ARE is working with a housing counseling organization, National Faith Homebuyers to identify potential buyers for the units. The City has determined that 4 of the units are no longer feasible for rehabilitation and began negotiations with the developer regarding the final disposition of the units. A final resolution is anticipated in the next quarter.

American Residential Equities, Grand River Greenfield: This homeownership project is in the Grand River/Greenfield area. These are single family rehabs scattered throughout the community. Consists of rehab of 5 single family homes, all of which are all under construction currently. Three of the homes are projected to be completed after the budgets are amended to include additional work. All three should be completed by August 2012.

Bailey: This homeownership project includes the rehab of 2 single family homes in the Grand River/Greenfield



neighborhood. The developer is working with a realtor and has advertised them via social media. The properties are also listed on real estate websites. One of the properties was completed during the 2nd quarter and the other was completed in July 2012.

Citadel CDC/Guy Construction Phase 1: This homeownership project is the first phase of two and includes the rehab of 2 single family homes currently under construction in Brightmoor. Both of the homes are 70% complete. Construction was stalled due to vandalism. Construction is expected to be complete by August. The developer has identified 2 families and is working with National Faith Homebuyers to qualify them. During the 2nd quarter, Citadel submitted a lease-purchase package to the City from one of the families.

Citadel CDC/Guy Construction Phase 2: This homeownership project is the second phase of two and includes the rehab of 1 single family home currently under construction in Brightmoor. This home is 70% complete. Construction was stalled due to vandalism. Construction is expected to be complete by August 2012.

Ferlito Phase 1: This homeownership project is the first phase of two and consists of the rehab of 6 scattered site single family properties for sale in the Far East/Osborn neighborhood. Five of the homes are complete and had lease purchase tenants move in during the 1st quarter. 2 of these properties were lease-purchased to those with incomes at 50% and below AMI &ndash 5801 Oldtown and 11011 Rossiter the other 3 were to those at 120% and below. The additional 2 homes (5582 Radnor and 4404Somerset) in this phase are not complete as they were vandalized. One was completely stripped and is uninhabitable and the other is &ldquosalvageable.&rdquo The homes have grates on the windows. The developer is expected to begin repair/construction again during July on those properties. Ferlito is working with a consultant to assist in marketing the properties.

Accomplishments Performance Measures

| | This Report Period | Cumulative Actual Total / Expected |
|-------------------------------------|--------------------|------------------------------------|
| | Total | Total |
| # of Properties | 0 | 0/212 |
| #Energy Star Replacement Windows | 0 | 0/212 |
| #Additional Attic/Roof Insulation | 0 | 0/118 |
| #High efficiency heating plants | 0 | 0/212 |
| #Efficient AC added/replaced | 0 | 0/212 |
| #Replaced thermostats | 0 | 0/212 |
| #Replaced hot water heaters | 0 | 0/212 |
| #Light Fixtures (indoors) replaced | 0 | 0/212 |
| #Light fixtures (outdoors) replaced | 0 | 0/212 |
| #Refrigerators replaced | 0 | 0/100 |
| #Clothes washers replaced | 0 | 0/94 |
| #Dishwashers replaced | 0 | 0/212 |
| #Units with solar panels | 0 | 0/0 |
| #Low flow toilets | 0 | 0/212 |
| #Low flow showerheads | 0 | 0/212 |
| #Units with bus/rail access | 0 | 0/212 |
| #Units exceeding Energy Star | 0 | 0/10 |
| #Sites re-used | 0 | 0/0 |
| #Units & other green | 0 | 0/94 |

| | This Report Period | Cumulative Actual Total / Expected |
|-------------------------|--------------------|------------------------------------|
| | Total | Total |
| # of Housing Units | 0 | 0/212 |
| # of Multifamily Units | 0 | 0/94 |
| # of Singlefamily Units | 0 | 0/118 |



Beneficiaries Performance Measures

| | This Report Period | | | Cumulative Actual Total / Expected | | | |
|---------------------|--------------------|-----|-------|------------------------------------|-----|----------------|---|
| | Low | Mod | Total | Low | Mod | Total Low/Mod% | |
| # of Households | 0 | 0 | 0 | 0/0 | 0/0 | 0/212 | 0 |
| # Owner Households | 0 | 0 | 0 | 0/0 | 0/0 | 0/118 | 0 |
| # Renter Households | 0 | 0 | 0 | 0/0 | 0/0 | 0/94 | 0 |

Activity Locations

No Activity Locations found.

Other Funding Sources Budgeted - Detail

No Other Match Funding Sources Found

| Other Funding Sources | Amount |
|--------------------------------|--------|
| No Other Funding Sources Found | |
| Total Other Funding Sources | |
